

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 893 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$485,000

Median sale price

Median price \$975,000

Property Type House

Suburb Ocean Grove

Period - From 01/10/2023

to 30/09/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Speculant St OCEAN GROVE 3226	\$496,000	18/11/2024
2	11 Scammell St OCEAN GROVE 3226	\$485,000	23/05/2024
3	7 Scammell St OCEAN GROVE 3226	\$491,000	18/01/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

05/12/2024 12:15

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Indicative Selling Price

\$485,000

Median House Price

Year ending September 2024: \$975,000



Property Type: Land
Land Size: 576 sqm approx
Agent Comments

Comparable Properties



7 Speculant St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$496,000
Method: Private Sale
Date: 18/11/2024
Property Type: Land
Land Size: 587 sqm approx

11 Scammell St OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 23/05/2024
Property Type: Land
Land Size: 575 sqm approx

7 Scammell St OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$491,000
Method: Sale
Date: 18/01/2024
Property Type: Land
Land Size: 575 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100